



DATE: June 3, 2015

AGENDA ITEM # 4

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Assistant Planner  
**SUBJECT:** 15-SC-07 – 198 Yerba Buena Avenue

**RECOMMENDATION:**

Approve design review application 15-SC-07 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a one- and two-story addition at 198 Yerba Buena Avenue. The project includes an addition of 150 square feet at the first story and 431 square feet at the second story. The following table summarizes the project:

**GENERAL PLAN DESIGNATION:** Single-family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 12,750 square feet  
**MATERIALS:** Cement plaster, horizontal wood siding, wood trim, composite shingle roof

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	3,584 square feet	3,721 square feet	3,825 square feet
<b>FLOOR AREA:</b>			
First floor	3,443* square feet	3,593 square feet	
Second floor	N/A	431 square feet	
Total	3,443 square feet	4,024 square feet	4,025 square feet
<b>SETBACKS:</b>			
Front	31 feet	31 feet	25 feet
Rear	61 feet	61 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.5 feet	9.5 feet/30 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	11 feet	11 feet/25.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	16 feet	23 feet	27 feet

\* The project summary table above reflects the floor area diagram calculations, which differs from the project summary table on Sheet A0.0.

## **BACKGROUND**

The greater neighborhood is very consistent in design on Yerba Buena Avenue between North San Antonio and Cherry Avenue with Ranch style homes with simple massing, low horizontal eave lines, rustic materials, and consistent front yard setbacks. The subject property, however, is located on Yerba Buena Avenue cul-de-sac, where the homes are consistent, but more diverse in style, massing and materials. The street is wide and the street tree pattern is not well defined.

The existing house is non-conforming as it does not meet the side yard setback on the right side with a setback of nine-feet, six-inches, where 10-feet is required. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setback can be maintained.

## **DISCUSSION**

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. Homes within a Consistent Character Neighborhood should incorporate good neighbor design which has its own design integrity, but also incorporate some design elements and materials found within the neighborhood. The Residential Design Guidelines also address remodels and second story additions to existing houses with the goal that the additions look as if they were part of the original design concept.

The proposed addition to the main house is located at the second-story at the rear of the structure. The second-story addition includes a bedroom and bathroom with a balcony. There is also an accessory structure proposed in the rear yard, which replaces the existing pool house with a similar structure.

The second story addition is centered at the rear of the structure behind the main ridge of the house. The addition reflects the hip roof form of the main house although it incorporates a more modern architecture on its side and rear. Staff notes that while the architecture is not as integral to the existing style, it is designed to minimize its bulk and presents a normal appearance to the street.

The main house will incorporate new materials throughout the existing house and addition to help integrate the more modern addition into the existing Ranch style home. The materials include existing cement plaster, horizontal wood siding, wood trim, and a composite shingle roof.

The existing accessory structure in the rear yard will be replaced with a pool house that includes: a recreation room and wet bar, bedroom, changing room and bathrooms. The accessory structure is prohibited from being used as a secondary unit because the property does not meet the minimum 15,000 square foot lot size for a detached secondary unit. A secondary unit is defined as having food preparation facilities; therefore, Condition No. 4

prohibits the construction of a kitchen. The structure has greater than required setbacks on the rear with a setback of 10 feet where, seven and one-half feet is required and right side setback of 10 feet where seven and one-half feet is required based on the height of the structure. The accessory structure will incorporate the same materials as on the main structure including stucco and horizontal wood siding wainscot.

### **Landscaping and Privacy**

There are four windows on the east (left) elevation and include one in the bedroom with a sill height of five-feet, two windows in the stairwell with sill heights of four and one-half feet and one window in the bathroom with a sill height of four and one-half feet. There is one window in the bedroom on the west (right) elevation with a sill height of five-feet. These side facing windows do not present a substantial privacy concern because their taller sill heights make it hard to view out and down into the adjacent properties and reasonably preserve privacy.

The south (rear) elevation includes two windows and a door in the bedroom that open onto the balcony and one window in the bathroom with a sill height of five-feet. The balcony has a depth of seven and one-half feet making it somewhat more active oriented toward the rear yard. The balcony, however, is set between the rear wings of the first story, which will limit views toward the sides. Also, the second story bathroom provides a barrier toward the left side. The existing landscaping in the rear yard and the proposed accessory structure would provide a reasonable degree of privacy screening for the balcony views. The landscaping along the west elevation is adequate to maintain privacy and the design of the balcony toward the rear.

The trees in the front yard are proposed to be maintained with this application and will help to buffer views of the addition from street. The trees do not meet the minimum size for tree protection in accordance with the Tree Protection Ordinance; therefore, they are protected pursuant to condition No. 2. The existing landscaping hedge at the rear property line shall also be protected with this application to provide privacy screening from the second story windows and balcony. New landscaping is proposed adjacent to the accessory structure at the rear and side property lines and will provide a buffer to adjacent properties from the new accessory structure. The existing and proposed privacy screening along the rear and west property lines adjacent to the accessory structure shall be protected pursuant to Condition No. 3.

### **PUBLIC NOTIFICATION**

This project was noticed to 12 nearby property owners in addition to an on-site posting for the Design Review Commission hearing.

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family dwelling.

Cc: Catherine Chang, Andrews and Chang Architects, Applicant  
Paul Taehyun Yun and Allie Shon Yun, Property Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map

## FINDINGS

15-SC-07 – 198 Yerba Buena Avenue

1. With regard to design review for a first- and second-addition to a single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:
  - a. The proposed structure complies with all provision of this chapter;
  - b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
  - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
  - d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;
  - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
  - f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

15-SC-07 – 198 Yerba Buena Avenue

1. The approval is based on the plans received on May 26, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.
2. The four trees in the front yard, as shown on the site plan, shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
3. The existing privacy screening along the rear property line shall be maintained, as well as, the proposed privacy screening adjacent to the accessory structure on the rear and west property lines. The new landscape screening shall be a medium to fast growing, evergreen specie and a minimum 15 gallons in size when planted.
4. The accessory structure shall not contain a kitchen.
5. An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.
6. Fire sprinklers may be required pursuant to Section 12.10 of the Municipal Code.
7. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
8. **Prior to Building Permit submittal, the plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans.
  - b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."
  - c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

- d. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
- e. The location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
- f. Compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

9. **Prior to final inspection:**

- a. All front yard and rear yard landscaping shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).



# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit # \_\_\_\_\_

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Sign Review	<input type="checkbox"/> Multiple-Family Review
<input checked="" type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Use Permit	<input type="checkbox"/> R1-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Appeal
<input type="checkbox"/> Subdivision Map Review	<input type="checkbox"/> Commercial Design Review	<input type="checkbox"/> Other:

Project Address/Location: 198 Yerba Buena Ave

Project Proposal/Use: Second story addition and accessory structure

Current Use of Property: Residential - single family

Assessor Parcel Number(s) 167-32-041-00 Site Area: 12750

New Sq. Ft.: 571 Remodeled Sq. Ft.: 2916 Existing Sq. Ft. to Remain: 401

Total Existing Sq. Ft.: 3317 Total Proposed Sq. Ft. (including basement): 4025

Applicant's Name: CATHERINE CHANG, ANDREWS + CHANG

Home Telephone #: \_\_\_\_\_ Business Telephone #: 4153096431

Mailing Address: 5427 TELEGRAPH AVE #K CATCHANG@

City/State/Zip Code: OAKLAND CA 94609 SBCGLOBAL.NET

Property Owner's Name: Paul Taehyun Yun and Allie Shon Yun, TTE

Home Telephone #: (650) 917-1877 Business Telephone #: (650) 823-5032

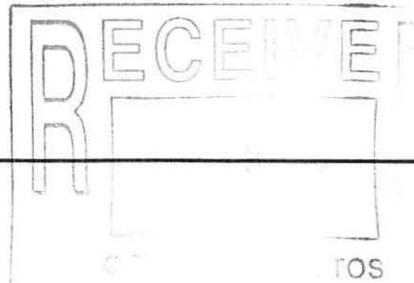
Mailing Address: 198 Yerba Buena Ave

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: ANDREWS + CHANG Telephone #: 4153096431

\*\*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \*\*\*





# ATTACHMENT B

CITY OF LOS ALTOS

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

## NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1<sup>st</sup> application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 198 Yerba Buena Ave.

Scope of Project: Addition or Remodel Addition or New Home \_\_\_\_\_

Age of existing home if this project is to be an addition or remodel? 1951

Is the existing house listed on the City's Historic Resources Inventory? No

*Neighborhood Compatibility Worksheet*

*Page 1*

\* See "What constitutes your neighborhood" on page 2.

Address: 198 Yerba Buena Ave

Date: 12-17-2014

### What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

### Streetscape

#### 1. Typical neighborhood lot size\*:

Lot area: 12000 square feet

Lot dimensions: Length 149.69 feet

Width 85 feet

If your lot is significantly different than those in your neighborhood, then note its: area \_\_\_\_\_, length \_\_\_\_\_, and width \_\_\_\_\_.

#### 2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? 30'

What % of the front facing walls of the neighborhood homes are at the front setback 80 %

Existing front setback for house on left 25 ft./on right

25 ft.

Do the front setbacks of adjacent houses line up? Yes

#### 3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)

Garage facing front projecting from front of house face 8

Garage facing front recessed from front of house face 2

Garage in back yard 0

Garage facing the side 5

Number of 1-car garages ; 2-car garages 13; 3-car garages \_\_

Address: 198 Yerba Buena Ave.

Date: 12-17-2014

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:

One-story 55%

Two-story 45%

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? Yes

Are there mostly hip     , gable style X, or other style      roofs\*?

Do the roof forms appear simple X or complex     ?

Do the houses share generally the same eave height Yes?

6. **Exterior Materials:** (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood\*?

     wood shingle      stucco      board & batten      clapboard

     tile      stone      brick  combination of one or more materials

(if so, describe) Combination of brick/stone and stucco/wood siding

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

flat tile

If no consistency then explain:     

7. **Architectural Style:** (Appendix C, Design Guidelines)

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Type?  Ranch      Shingle      Tudor  Mediterranean/Spanish

     Contemporary  Colonial      Bungalow      Other

Address: 198 Yerba Buena Ave.

Date: 12-17-2014

8. **Lot Slope:** (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? No, flat approx. 2%

What is the direction of your slope? (relative to the street)

It slopes to drain positive to street

Is your slope higher \_\_\_\_\_ lower \_\_\_\_\_ same X in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees, medium sized front lawns, no sidewalks, rolled curbs, and the street edge is defined by landscaping at edge of each property.

How visible are your house and other houses from the street or back neighbor's property?

Homes are mostly visible from the street but not as much from the back neighbor's property.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

Major landscaping features include front lawns, (5) trees, and the street shoulder is defined by bushes and paving of the property.

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 60 feet

Is there a parking area on the street or in the shoulder area? shoulder area

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? asphalt without curb

Address: 198 Yerba Buena Ave.

Date: 12-17-2014

11. What characteristics make this neighborhood\* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

The frequent use of stucco siding and all the homes in the neighborhood  
have pitched roofs, either gable or hiped.

**General Study**

- A. Have major visible streetscape changes occurred in your neighborhood?  
 YES  NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?  
 YES  NO
- C. Do the lots in your neighborhood appear to be the same size?  
 YES  NO
- D. Do the lot widths appear to be consistent in the neighborhood?  
 YES  NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?  
 YES  NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)  
 YES  NO
- G. Do the houses appear to be of similar size as viewed from the street?  
 YES  NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?  
 YES  NO

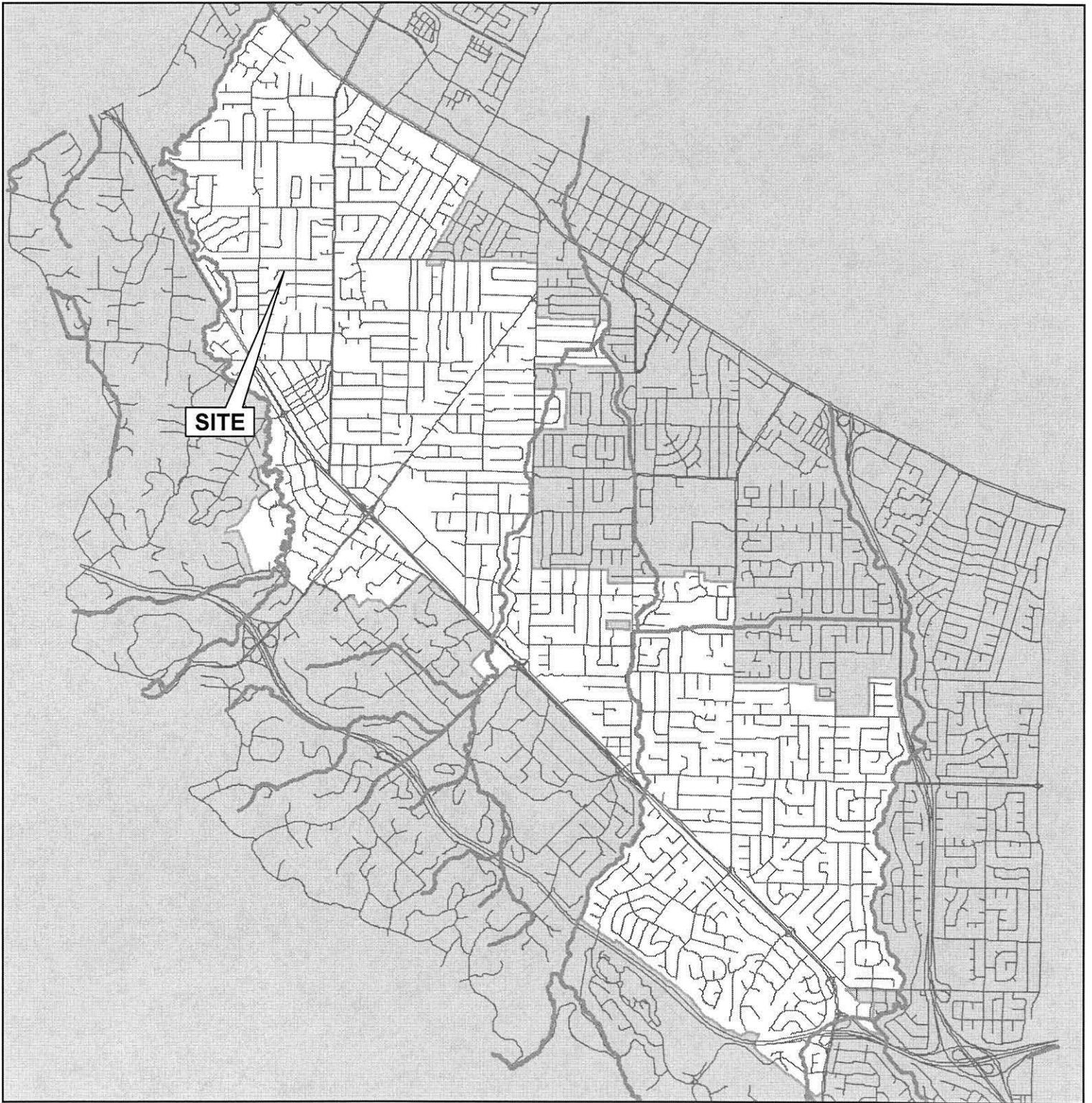
Address: 198 Yerba Buena Ave.  
 Date: 12-17-2014

### Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
<i>177 Yerba Buena Ave. (across the street)</i>	<i>35 ft</i>	<i>20 ft</i>	<i>front projecting</i>	<i>two-story</i>	<i>20 ft</i>	<i>stucco</i>	<i>simple</i>
<i>191 Yerba Buena Ave. (across the street)</i>	<i>35 ft</i>	<i>40 ft</i>	<i>front projecting</i>	<i>one-story</i>	<i>16 ft</i>	<i>stucco</i>	<i>simple</i>
<i>199 Yerba Buena Ave. (across the street)</i>	<i>35 ft</i>	<i>40 ft</i>	<i>front projecting</i>	<i>two-story</i>	<i>21 ft</i>	<i>stucco</i>	<i>simple</i>
<i>201 Yerba Buena Ave. (across the street)</i>	<i>20 ft</i>	<i>45 ft</i>	<i>front projecting</i>	<i>one-story</i>	<i>16 ft</i>	<i>stucco/wood shingle</i>	<i>simple</i>
<i>205 Yerba Buena Ave. (across the street)</i>	<i>flag lot</i>	<i>40 ft</i>	<i>side</i>	<i>two-story</i>	<i>21 ft</i>	<i>stucco</i>	<i>simple</i>
<i>172 Yerba Buena Ave. (adjacent)</i>	<i>25 ft</i>	<i>57 ft</i>	<i>front projecting</i>	<i>two-story</i>	<i>21 ft</i>	<i>clapboard</i>	<i>simple</i>
<i>186 Yerba Buena Ave. (adjacent)</i>	<i>25 ft</i>	<i>60 ft</i>	<i>front projecting</i>	<i>two-story</i>	<i>21 ft</i>	<i>stucco/ rounded tile</i>	<i>simple</i>
<i>200 Yerba Buena Ave. (adjacent)</i>	<i>25 ft</i>	<i>40 ft</i>	<i>side</i>	<i>one-story</i>	<i>16 ft</i>	<i>board/batten, wood shingle</i>	<i>simple</i>
<i>210 Yerba Buena Ave. (adjacent)</i>	<i>30 ft</i>	<i>40 ft</i>	<i>front projecting</i>	<i>two-story</i>	<i>21 ft</i>	<i>board/batten, wood shingle</i>	<i>simple</i>
<i>181 Sylvian Way (behind)</i>	<i>flag lot</i>	<i>20 ft</i>	<i>side</i>	<i>one-story</i>	<i>16 ft</i>	<i>stucco/stone</i>	<i>simple</i>

# AREA MAP



## CITY OF LOS ALTOS

**APPLICATION:** 15-SC-07  
**APPLICANT:** Andrews and Chang/ P.T. and A.S. Yun  
**SITE ADDRESS:** 198 Yerba Buena Avenue

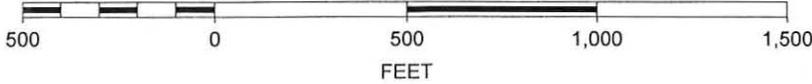


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



## CITY OF LOS ALTOS

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**SITE ADDRESS:** 198 Yerba Buena Avenue

